



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2024-014: To authorize the special use of the property known as 2017 2nd Avenue for the purpose of a two-family detached dwelling, upon certain terms and conditions. (6th District)

To: City Planning Commission
From: Land Use Administration
Date: February 20, 2024

PETITIONER

AVO Investment LLC

LOCATION

2017 2nd Avenue

PURPOSE

The subject property is located in the R-6 Single-Family Attached Residential District. In this district, a two-family attached or detached dwelling is a permitted use on a parcel containing not less than 6,000 square feet in area and a width not less than fifty feet. The subject property contains 4,200 square feet and is 30 feet wide. A Special Use Permit is requested for this reason. All other lot feature requirements of the zoning district are met.

RECOMMENDATION

Staff finds that the proposed development would be consistent with the historic pattern of development in the area and the recommendations of the Richmond 300 master plan. The recommended land use recommendation is Residential uses for the property and the surrounding neighborhood. Single-family and two-family residential uses are present in the neighborhood.

Staff finds that with the ordinance conditions, the safeguards contained within the City Charter relative to the granting of Special Use Permits are met. Specifically, staff finds that the proposed special use would not be detrimental to the general welfare of the community involved and would not create congestion in the streets in the area involved.

Therefore, staff recommends approval of the Special Use Permit.

FINDINGS OF FACT

Site Description

The .096-acre subject property is located on the eastern side of 2nd Avenue near the corner with Cypress Street. The property is serviced by an alley that runs along the rear property line.

Proposed Use of the Property

The request proposes to build a two-family detached home.

Master Plan

The City's Richmond 300 Master Plan designates the property for Residential uses which consists primarily of single-family houses on large- or medium-sized lots more homogeneous in nature.

Development Style: Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing building.

Ground Floor: Not applicable.

Mobility: Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present.

Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

Primary Uses: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets.

Zoning and Ordinance Conditions

Zoning Administration provided the following comments:

Zoning: R6-District. Proposes to build a two-family detached dwelling. Lot area and width not met. Therefore, SUP required. Other zoning requirements: 15' front yard setback or as determined by the front yard setback of adjacent main buildings within 100'. 18.25' proposed. 3' side yard setbacks required (Single lot of record since at least 1935), 5' proposed. Max height 35', approximately 27' proposed. Max 55% lot coverage, 30% proposed. Accessory building max height 20'.

Staff recommends the approval of the requested special use permit with the following conditions:

- The Special Use of the Property shall be as a two-family detached dwelling, substantially as shown on the Plans.
- No less than one off-street parking space for each dwelling unit shall be provided for the Special Use, substantially as shown on the Plans.
- All building materials, elevations, and site improvements shall be substantially as shown on the Plans.
- All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

Surrounding Area

The surrounding neighborhood is in the R-6 Single-Family Attached Residential District and contains primarily single-family and two-family dwellings, with properties zoned R-5 Single-Family Residential to the north.

Neighborhood Participation

Staff notified area residents and property owners. The property is not located within a civic association. Public comment received from nearby neighbors is attached.

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